



City of Lowell - Planning Board

Planning Board Agenda

Thursday, January 4, 2024 at 6:30 p.m.

Meetings will be held in the City Council Chamber at 375 Merrimack Street, Lowell MA 01852 with public welcome and by using remote participation as follows:

Members of the public may view the meeting via ltc.org or local cable channel 6. Those wishing to speak regarding a specific agenda item shall register to speak in advance of the meeting by sending an email to fcigliano@lowellma.gov dricker@lowellma.gov AND pcutrumbes@lowellma.gov indicating the agenda item and a phone number to call so that you may be issued zoom link to the meeting. If no access to email, you may contact Development Services at 978-674-4144. All requests must occur prior to 4:00PM on the day of meeting.

For help with zoom please visit: [Joining a Zoom meeting – Zoom Support](#)

Review all application documents online at: www.lowellma.gov/1098/Planning-Board

I. Minutes for Approval

12/4/2023

II. Continued Business

III. New Business

Public Shade Tree Hearing: 150 Douglas Road (Veteran's Park) 01852

The City of Lowell proposes the removal of all trees on the site (approximately eighteen (18)) to clear the way for the construction of the new Veteran's Park.

Site Plan Review and Special Permit: 77-89 Boisvert Street, 213, 221, 241 W Sixth Street, 110 Bunker Hill Ave (St. Louis School Phase II) 01854

ZR Development Group, LLC has applied to the Lowell Planning Board for a project at 77-89 Boisvert Street, 213-241 W Sixth Street, and 110 Bunker Hill Street, otherwise known as the former St. Louis Parish campus. The applicant intends to convert the former church, school building and convent into sixty-one (61) apartment units and to subdivide the remaining land into six (6) single family homes and one (1) duplex for a total of sixty-nine (69) new units. 77-89 Boisvert Street, 221 W Sixth Street, and 241 W Sixth Street are in the Traditional Multi-Family (TMF) district. A portion of 213 W Sixth Street is in the Traditional Two-Family (TTF) district, and the remaining portion, along with 110 Bunker Hill Street, is in the Traditional Single-Family (TSF) district. The project requires Site Plan Review under Section 11.4, a Special Permit to convert historic structure(s) and/or neighborhood landmarks under Section 8.1, and a Special Permit to waive the minimum lot area per dwelling unit and minimum usable open space requirement under Section 8.1.3.10 of the Lowell Zoning Ordinance.

Site Plan Review: 20 Payton Street 01851

Ilha Verde Group, LLC has applied to the Lowell Planning Board to operate a marijuana Production/Manufacturing Facility at 20 Payton Street. The subject property is located in the Light Industrial (LI) zoning district. The proposal requires Site Plan Review approval pursuant Section 7.10 and Section 11.4 from the Lowell Planning Board, and any other relief required under the Lowell Zoning Ordinance.

Site Plan Review and Special Permit: 21 Marginal Street 01851

Citywide Properties, LLC to construct a three-story addition and create three (3) additional residential units at 21 Marginal Street. The property is located in the Traditional Multi-Family (TMF) zoning district. The project requires Site Plan Review under Section 11.4, and a Special Permit to extend the pre-existing nonconforming use under Section 4.5.2 of the Lowell Zoning Ordinance.

IV. Other Business

V. Notices

VI. Further Comments from Planning Board Members

VII. Adjournment